

MITIGATION, MONITORING AND REPORTING PROGRAM

A Mitigation, Monitoring, and Reporting Program (MMRP) is required for the 2009 – 2014 Housing Element of the General Plan because the Initial Study/Mitigated Negative Declaration (IS/MND) identified potentially significant impacts and measures were identified to mitigate those impacts.

This MMRP has been prepared pursuant to the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

The numbering of the individual mitigation measures follows the numbering sequence as found in the IS/MND.

The City of Hayward will be the primary agency, responsible for implementing the mitigation measures. The City of Hayward will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Draft IS/MND, in the same order that they appear in the Draft IS/MND. No revisions were necessary to the mitigation measures included in the Draft IS/MND.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the party that is responsible for mitigation monitoring.
- **Compliance Verification Responsibility:** Identifies the party that is responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing/ Implementation	Verification (Date and Initials)
III. Air Quality				
1	Review proposed residential projects adjacent to high traffic routes for consistency with the recommendations of the EPA/ARB Air Quality and Land Use Handbook. Portions of properties located within 500 feet of the I-880 right-of-way shall not be used by residents or members of the public for housing or active recreation use.	City of Hayward Development Services Departments	Prior to/during construction.	
V. Cultural Resources				
2	In the event that any paleontological resources are uncovered during future construction activity associated with future residential development, there should be no further excavation or disturbance of the site or any nearby area until the find has been evaluated by a qualified paleontologist, and appropriate site-specific mitigation has been identified to protect, preserve, remove or restore the fossil resources uncovered.	City of Hayward Public Works and Development Services Department.	Prior to project approval.	
VII. Greenhouse Gas Emissions				
3	Continue to implement the City's Climate Action Plan to reduce GHG emissions. Specifically, implement Strategies 1 (Reduce Vehicle Miles Traveled) and 4 (Improve Energy Performance of New Buildings).	City of Hayward Development Services Department.	Ongoing.	
XII. Noise				
4	<p>Prior to or during construction, the following mitigation measures shall be implemented:</p> <ul style="list-style-type: none"> Noise-generating construction activities shall be limited to between the hours of 7 a.m. to 7 p.m., Monday through Saturday, and between the hours of 10:00 a.m. to 6 p.m. on Sundays and holidays, excluding activities that would pose a safety hazard to construction employees or the public. Noise-generating construction activities shall comply with City of Hayward Noise Ordinance requirements. Construction equipment and equipment staging areas shall be located at the furthest distance possible from adjacent land uses. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. When not in use, motorized construction equipment shall not be left idling. 	City of Hayward Public Works and Development Services Department.	Prior to/during construction.	